

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
March 14, 2011**

A blue ink stamp with a checkmark inside a square box, followed by the word "APPROVED" in a bold, sans-serif font.

The meeting of the Monroe Planning Commission was scheduled for March 14, 2011 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

Chairman Loots called the meeting to order at 7:06 p.m.

**ROLL CALL**

Secretary Kim Shaw called the roll. The following were:

Present: Chairman Paul Loots, Ed Davis, James Kamp, Bill Kristiansen and Wayne Rodland

Absent: Carl Philip / Commissioner Dave Demarest recused himself and did not remain at the meeting.

Staff Present: Associate Planner Russ Wright, Secretary Kim Shaw

**CITIZEN COMMENT**

No comments at this time

**APPROVAL OF MINUTES**

Commissioner Kamp made the motion to approve the minutes of January 24, 2011 as written. The motion was seconded by Commissioner Kristiansen. Vote carried unanimously 5/0.

**PUBLIC HEARING**

***ZCA201002 - Zoning Regulations for Mixed-Use (West Main Street Corridor Project) / ZCA200903 - Zoning Regulations – Associate Planner Russ Wright***

Planner Wright explained that the current proposal is a combined action that includes proposed updates of citywide development standards and zoning regulations including setback, lot coverage, building height, and lot configuration among others. This project was created out of the Buildable Lands analysis done by Snohomish County. Multiple workshops were held on this issue and a public hearing was held in August of 2010 for approval to be docketed.

Staff recommends the Planning Commission forward a recommendation to the City Council to approve Zoning ZCA2009-03, Mixed use regulations, mixed use regulations ZCA2010-02, and Infill, Multifamily, and Mixed-use Design Guidelines, as the combined proposal complies with the Monroe Municipal Code, the Comprehensive Plan, and other State and Federal Regulations.

Planner Wright went through the document by section summarizing and clarifying changes that were discussed at previous workshops. The commissioners had a few comments regarding grammatical changes.

Chairman Loots opened the public hearing. With there being no public comment, Chairman Loots asked for a motion to close the public testimony portion of the hearing.

Commissioner Kristiansen moved to close the public testimony portion of ZCA2009-03 Zoning Regulations / ZCA2010-02 Zoning Regulations for Mixed-Use (West Main Street Corridor Project). Commissioner Kamp seconded the motion. Vote carried unanimously 5/0.

Chairman Loots asked for a motion to close the public hearing. Commissioner Kamp made the motion to close the public hearing. Commissioner Rodland seconded the motion. Vote carried unanimously 5/0.



Commissioner Kristiansen made the motion to recommend to City Council staff's recommendation for ZCA2009-03 Zoning Regulations / ZCA2010-02 Zoning Regulations for Mixed-Use (West Main Street Corridor project) with modifications discussed. Commissioner Rodland seconded the motion. Vote carried unanimously 5/0.

#### **DISCUSSION BY COMMISSIONERS AND STAFF**

Planner Wright informed the commissioners that there is a public hearing March 15, 2011 for the developer agreement between the City of Monroe and North Kelsey LLC related to the construction of a new Walmart.

#### **ADJOURNMENT**

Commissioner Rodland made a motion that the March 14, 2011 Planning Commission meeting be adjourned. Commissioner Davis seconded the motion. By vote the motion carried 5/0. The meeting was adjourned at 7:55 p.m.

  
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Paul Loots  
Chairman  
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Kim Shaw  
Planning Commission Secretary